

കേരളം കേരल KERALA

BR 318274

RENT AGREEMENT

THIS RENTAL AGREEMENT is executed on this the 1st December of 2017 between (1) ROSAMMA JESU, aged 50 years, Daughter of Annamma John, residing at 104, Housing Colony, Kalpaka Nagar, Chakai, Pettah Village, Thiruvananthapuram Taluk Thiruvananthapuram District, Kerala State and (2) SAHAYA RAJ, aged 54 years, son of Maria Yackobu, residing at St. Antony Street, Rajackamangalam Thurai, Neendakara (B) Village, Agastheeswaram Taluk, Kanyakumari, Tamil Nadu (heinafter referred to as "LANDLORDS") AND M/s. Mangalam Travel and Tours, Subramanya Complex Veppamoodu Jun. Nagercoil represented by its Managing Partner Mr. Jesu Amrtham aged 57 years.

1. Rosamma Jesu *R. Jesu*

x *Sahaya Raj*
2. Sahaya Raj
(Land Lords)

Jesu Amrtham
Jesu Amirtham
(Tenant)

S. Sobhanakumari

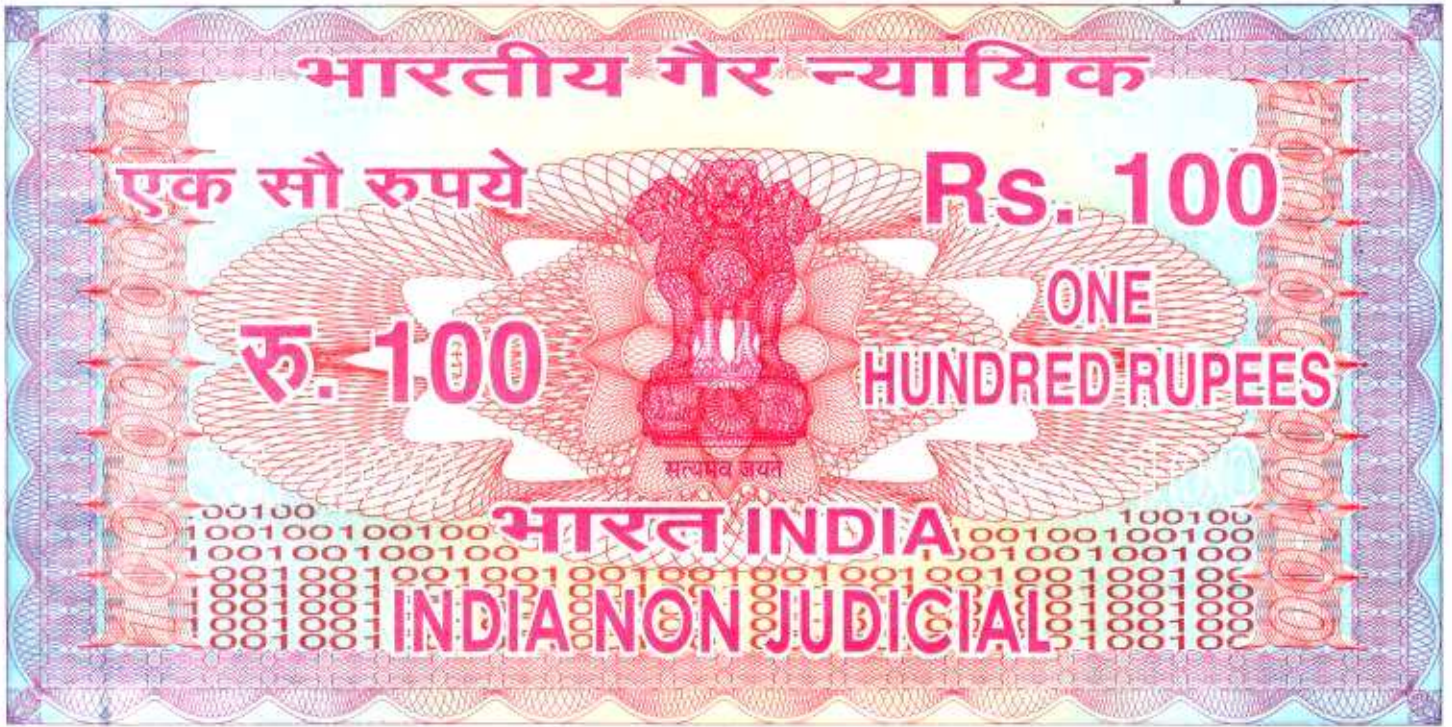
SASTHAMANGALAM
VENDOR
S. SOBHANAKUMARI

No: 49979.

01-12-17

Mangalam Travel and
Tours





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Whereas the first land lord is the owner in possession and enjoyment of undivided interest of the Shop room No. 6 bearing T.C. 9/751 (6) measuring 374/9080 of 10 cents and the second land lord is the owner in possession and enjoyment of undivided interest of the Shop room No. 5 bearing T.C. 9/751 (5) measuring 327/9080 of 10 cents and both the shops are situated at the building known as OUR TOWERS, Sasthamangalam Village, Thiruvananthapuram Taluk.

WHEREAS the tenant approached the landlords to let out both the above shop rooms for conducting business under the name and style of MANGALAM TRAVELS and the land lords agreed to let out the both the above shops to the Tenant on the following terms and conditions.

1. This agreement for tenancy will come into force from the 1st days of December 2017 and the period of this tenancy shall be for 5 (FIVE) years only.

1. Rosamma Jesu

R. Desy

2. Saha Raj

(Land Lords)

Jesu Amirtham

(Tenant)

S. Sobhamakumari

SASTHAMANGALAM
VENDOR
S. SOBHANA KUMARI

NO. 49978

21-12-17

Mangalam Travel and



2. The monthly rent fixed for the both the shop rooms is Rs. 25000/- (Rupees Twenty-five Thousand only) per month and the rent become payable within 5th day of every succeeding months and the rent shall be divided by the land lords equally or according to their mutual agreement.
3. The tenant agrees that the above said shop rooms hereby let out shall be used exclusively for his Travel service business only and will not sublet to anybody.
4. The tenant hereby agrees and undertakes that he will keep the above shop rooms and all its accessories and attachments in good condition without any damage and if any damage or loss is caused, the tenant will compensate the land lord adequately.
5. The tenant hereby unconditionally agrees to pay the monthly Electricity and water charges provided in the shop rooms to the concerned authorities as and when due without any default.
6. The tenant hereby agrees that he will not make any alteration or change the properties without prior written sanction of the land lords.
7. The tenant agrees that he will not induct any stranger into the premises without the writer sanction of the land lord.
8. The land lords agrees that they shall pay the taxes for the both the shop rooms to the concerned authorities.
9. The tenant hereby agrees that on completion of the period of 5 years, he will surrender possession of the shop rooms to the land lords and thus the landlord will repay the security deposit to the tenant.

1. Rosamma Jesu *R. Jesu*
* 2. Sahaya Raj *Sahaya Raj*
(Land Lords)

Jesu Amirtham
Jesu Amirtham
(Tenant)


10. The land lords and the tenant mutually agree that this agreement can be terminated in either side by giving a notice of 30 days.

11. The tenant also agrees and assures to make good and indemnify that any losses or damages sustained by the land lord by virtue of the assurance given by the tenant and he will be liable to all such losses or damages personally and with all his assets and the land lord is entitled to vacate the tenant from the shop rooms and recover possession of the same.

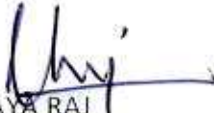
IN WITNESS WHEREOF the Land Lords and the Tenant hereto set their hands to his agreement on the date and year first above written.

Signed by (1) ROSAMMA JESU

R. Jesu


JESU AMIRTHAM
(TENANT)

* Signed by (2) SAHAYA RAJ
(LAND LORDS)



In the presence of witnesses:

1. Anil J – TC- 13/1568/25 Nandanam, Kumarapuram, Trivandrum

2. Kala V S – Thachankari Veedu, maruthumkuzhi, Kanjirampara, TVM

